145.0	0008	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 860,900 / 860,900
					USE VALUE: 860,900 / 860,900
					ASSESSED: 860,900 / 860,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
735		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARBARINO DAVID W/SUZANNE M	
Owner 2:		
Owner 3:		
Street 1:	735 CONCORD TPKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GARBARINO DAVID W -
Owner 2:	-
Street 1:	735 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1936, having primarily Wood Shingle Exterior and 2224 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	362,900		498,000	860,900
Total Card	0.155	362,900		498,000	860,900
Total Parcel	0.155	362,900		498,000	860,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.06 | /Parcel: 387.0

Legal Description

User Acct

95596

GIS Ref

GIS Ref

Insp Date

11/07/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,000	0	6,750.	498,000	861,000	861,000	Year End Roll	12/18/2019
2019	101	FV	277,400	0	6,750.	466,900	744,300	744,300	Year End Roll	1/3/2019
2018	101	FV	277,400	0	6,750.	386,000	663,400	663,400	Year End Roll	12/20/2017
2017	101	FV	277,400	0	6,750.	354,800	632,200	632,200	Year End Roll	1/3/2017
2016	101	FV	277,400	0	6,750.	323,700	601,100	601,100	Year End	1/4/2016
2015	101	FV	241,400	0	6,750.	317,500	558,900	558,900	Year End Roll	12/11/2014
2014	101	FV	241,400	0	6,750.	295,100	536,500	536,500	Year End Roll	12/16/2013
2013	101	FV	241,400	0	6,750.	280,700	522,100	522,100		12/13/2012

!11388!

PRINT

Date	Time
12/11/20	01:33:55

LAST REV

Date	Time
08/06/12	12:01:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11388

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARBARINO DAVID	45605-64		7/13/2005	Family	1	No	No		
BONARDI RENA/ET	27808-44		10/24/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2011	1104	Porch	10,325	C				CONVERT DECK TO 5X
4/4/2003	266	Addition	110,000	C		G6	GR FY06	2 STY 15X24 ADD

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2012	Info Fm Prmt	BR	B Rossignol
11/7/2008	Meas/Inspect	355	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
11/17/1999	Meas/Inspect	268	PATRIOT
2/28/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	80.	0.92	9									497,999						498,000	

Total AC/HA: 0.15496 | Total SF/SM: 6750 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 497,999 | Spl Credit | Total: 498,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	70
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:	L - Location	12.	%
Special:			%
Override:			%
	Total:	16.05	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13951039
Const Adj.:	0.97990203
Adj $ / SQ:	139.576
Other Features:	94796
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432324
Depreciation:	69388
Depreciated Total:	362936

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

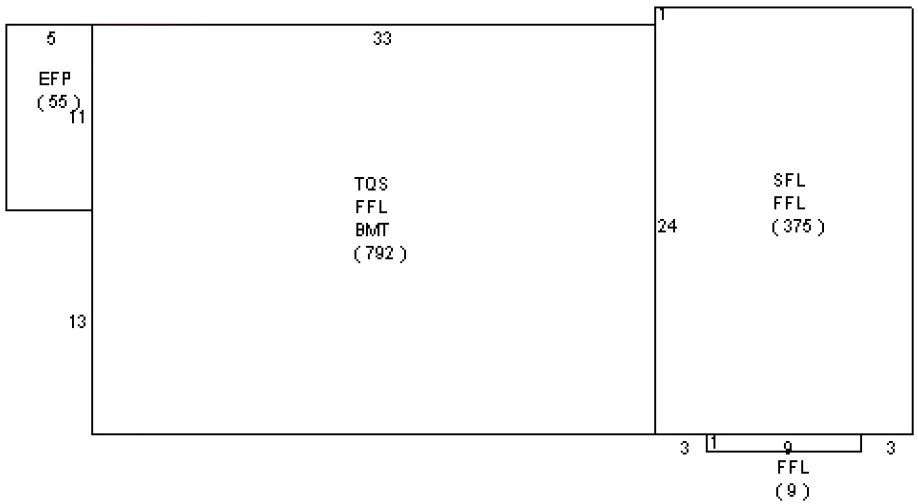
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.58
Special Features:	0	Val/Su Net:	121.29
Final Total:	362900	Val/Su SzAd	169.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	139.580	164,141
BMT	Basement	792	43.210	34,225
TQS	3/4 Story	594	139.580	82,908
SFL	Second Floor	375	139.580	52,341
EFP	Enclos Porch	55	71.140	3,913

Net Sketched Area:	2,992			Total:	337,527
Size Ad	2145	Gross Are	3190	FinArea	2224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

145.0-0008-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	